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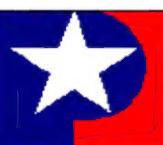
0013

0012.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
253,500 / 253,500
253,500 / 253,500
253,500 / 253,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	12
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	253,500			253,500		151285
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	253,500	0	.	.	253,500		Year end	12/23/2021
2021	102	FV	249,900	0	.	.	249,900		Year End Roll	12/10/2020
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll	12/18/2019
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll	1/3/2019
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll	12/20/2017
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll	1/3/2017
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End	1/4/2016
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99
	18249-339		6/1/1987		No No N

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
10/11/2017									Measured		DGM	D Mann													
5/6/2000											197	PATRIOT													

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:	7 - Condo Garden	Full Bath:	1	Rating:	Average							
Sty Ht:	1 - 1 Story	A Bath:		Rating:								
(Liv) Units:	1	Total:	1	3/4 Bath:								
Foundation:	3 - BrickorStone	A 3QBth:		Rating:								
Frame:	2 - Steel	1/2 Bath:	0	Rating:	Average							
Prime Wall:	7 - Brick	A HBth:		Rating:								
Sec Wall:		OthrFix:		Rating:								
Roof Struct:	2 - Hip	OTHER FEATURES										
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	RESIDENTIAL GRID						
Color:	BRICK	A Kits:		Rating:		1st Res Grid Desc: Line 1 # Units: 1						
View / Desir:	N - NONE	Frl:	0	Rating:	Average	Level FY LR DR D K FR RR BR FB HB L O						
GENERAL INFORMATION		WSFlue:		Rating:		Other						
Grade:	C - Average	CONDOS INFORMATION				Upper						
Year Blt:	1965	Eff Yr Blt:	R - Rear				Lvl 2					
Alt LUC:		Alt %:	Total Units:				Lvl 1					
Jurisdict:		Fact:	Floor:	3 - 3rd Floor				Lower				
Const Mod:			% Own:	0.552500010				Totals				
Lump Sum Adj:			Name:	24 - 6039	RMs:	4	BRs:	2	Baths:	1	HB:	0
INTERIOR INFORMATION		DEPRECIATION										
Avg Ht/FL:	STD	Phys Cond:	AV - Average	30.	%	REMODELING	RES BREAKDOWN					
Prim Int Wal:	2 - Plaster	Functional:			%	Exterior:	No Unit	RMS	BRs	FL		
Sec Int Wall:		Economic:			%	Interior:	1	4	2	0		
Partition:	T - Typical	Special:			%	Additions:						
Prim Floors:	4 - Carpet	Override:			%	Kitchen:						

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	3	- Electric
Heat Type:	6	- Elec Base/B
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.A-0013-0012

D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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SUB AREA

IMAGE



AssessPro Patriot Properties, Inc